IN RE: PETITION FOR ADMIN. VARIANCE North Side of Valley Pines Drive, 1,450' S/W of c/l of Baublitz Rd. & Valley Pines 4th Election District 2nd Councilmanic District	* * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
(12509 Valley Pines Drive)	*	CASE NO. 06-304-A
George B. and Kristin T. Asplen *Petitioners*		*

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, George B. and Kristen T. Asplen. The variance request is for property located at 12509 Valley Pines Drive in the Worthington Greens area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (detached garage) with a 22 1/2 ft. height in lieu of 15 ft. height and to amend the last approved Final Development Plan for Worthington Greens, Lot 14, Section Two. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 24, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING
Date 1-13-06
By

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 13 day of January, 2006, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R), to permit an accessory structure (detached garage) with a 22 1/2 ft. height in lieu of 15 ft. height and to amend the last approved Final Development Plan for Worthington Greens, Lot 14, Section Two, be and is hereby GRANTED, subject, however, to the following restrictions which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners or subsequent owners shall not allow or cause the accessory structure to to be converted into a dwelling unit and/or apartment. There shall be no sleeping quarters, living area, kitchen or bathroom facilities in the structure. In addition, the accessory structure shall not be used for commercial purposes. These conditions are pursuant to the ZAC comments submitted by the Office of Planning dated December 28, 2005, a copy of which is attached hereto and made a part hereof.

CERTIFICATE OF POSTING FOR FILING
Date 1-13-06
By

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ROOM RECEIVED FOR FILING
Date 1-13-09
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 12, 2006

George B. Asplen
Kristen T. Asplen
12509 Valley Pines Drive
Baltimore, Maryland 21136

Re: Petition for Administrative Variance
Case No. 06-304-A
Property: 12509 Valley Pines Drive

Dear Mr. and Mrs. Asplen:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with restrictions in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Susan Janiski, 3907 Esgarth Way, Owings Mills, MD 21117
People's Counsel; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12509 Valley Pines Drive
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.3 BCZR to permit a 22½-FT height in lieu of 15 feet height for an accessory structure (detached garage), and amend the last approved final development plan for Worthington Greens Lot 14, Section 2.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

x George B. Asplen
Name - Type or Print

x [signature]
Signature

x Kristin T. Asplen
Name - Type or Print

x [signature]
Signature

410-591-1568
Telephone No.

12509 Valley Pines Drive
Address

Balto. MD 21136
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Susan Janiski
Name

3907 Esgarth Way 410-998-9118
Address Telephone No.

Owings Mills MD 21117
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 06-304-A

Reviewed By JWP **Date** 12/13/05

Estimated Posting Date 12/25/05

REV 10/25/01

ORDER RECEIVED FOR FILING
Date 12-13-05
By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12509 Valley Pines Drive
Address

Balto. MD 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Need the extra garage height for much needed storage space.

Desire to have roof of garage to be compatible with roof of dwelling.

Cannot expand existing attached garage due to 50-feet minimum setbacks and existing layout of dwelling.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Signature

x Signature

x George B Aspen
Name - Type or Print

x Kristin T. Aspen
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

x **I HEREBY CERTIFY**, this 30 day of NOVEMBER, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GEORGE B & KRISTIN T ASPEN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Genny Resch
Notary Public, State Maryland
County Of Carroll
My Commission Expires February 1, 2008

Notary Public

My Commission Expires 2/1/2008

REV 10/25/01

Zoning Description
(12509 Valley Pines Drive)

Beginning on the north side of Valley Pines Drive, 50 feet wide, at the distance of 1450 feet southwest of the intersection of the centerlines of Baublitz Road and Valley Pines Drive. Being Lot Number 14 of Section Two of the "Worthington Greens" subdivision as recorded in Plat Book 66, Folio 72.

Also known as 12509 Valley Pines Drive

Containing 1.194 acres in the 4th Election District and 2nd Councilmanic District.

06-304-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 2508

DATE 12/13/05 ACCOUNT R 001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: George & Kristin Aspten

FOR: 1d. Va. - 12504 Valley Pines Drive

06-304-A (Aspten)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	TIME	TRAN
12/14/2005	12/13/05 10:30:52	2

REG NO04 WALK-IN 001 000
>>RECEIPT # 2508 12/13/2005
Dept 5 528 2010 IDENTIFICATION
CR MI 002108
Recpt Tot $130.00
$130.00 CR $0.00 CK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-304-A

Petitioner/Developer: GEORGE & KRISTEN ASPLEN

Date of Hearing/Closing: 1-9-06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: KRISTEN MATTHEWS

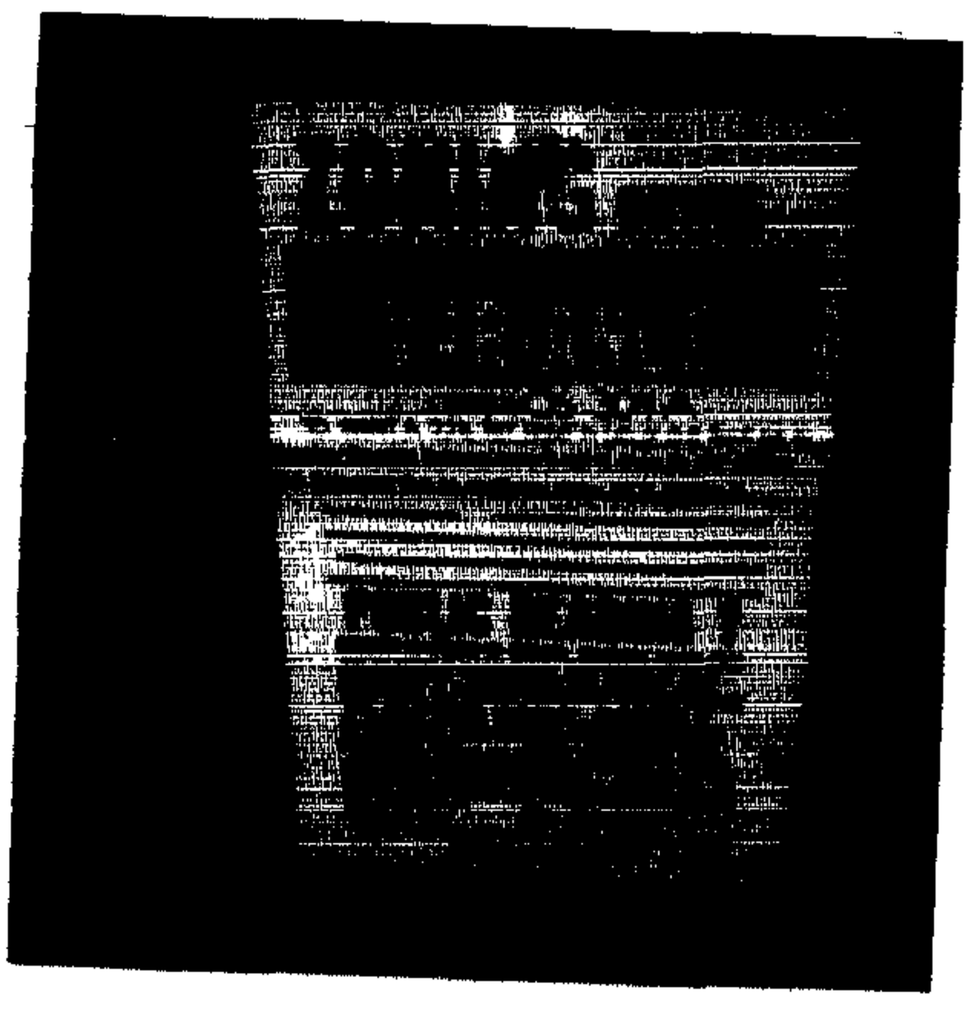
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

12509 VALLEY PINES DRIVE

The sign(s) were posted on 12-24-05
(Month, Day, Year)

Sincerely,



Robert Black 12-28-05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

12509 VALLEY PINES DR.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 304 -A Address 12509 Valley Pines Drive

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/13/05 **Posting Date:** 12/25/05 **Closing Date:** 1/9/06

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.

2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 304 -A Address 12509 Valley Pines Drive

Petitioner's Name George & Kristin Aspten Telephone 410 591-1568

Posting Date: 12/25/05 **Closing Date:** 1/9/06

Wording for Sign: To Permit a 20½ foot height in lieu of 15 feet height for an accessory structure (detached garage), and to amend the last approved Final Development Plan for Worthington Green Lot 14, Section 2.

WCR - Revised 6/25/04

Department of Permits and Development Management

Development Processing
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

January 9, 2006

George B. Asplen
Kristen T. Asplen
12509 Valley Pines Drive
Baltimore, Maryland 21136

Dear Mr. and Mrs. Asplen:

RE: Case Number: 06-304-A, 12509 Valley Pines Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 13, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Susan Janiski 3907 Esgarth Way Owings Mills 21117

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: December 21, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For *December* 19, 2005
Item Nos. 267, 286, 295, 296, 298, 299, 301, 302, 303, 304, and 305

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-12212005.doc

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of

Item No. 267, 286, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304 and 305

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 28, 2005

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 12509 Valley Pines Drive

RECEIVED
JAN 6 2006
ZONING COMMISSIONER

INFORMATION:

Item Number: 6-304

Petitioner: George and Kristin Asplen

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22.5 feet in lieu of the maximum permitted 15 feet and to amend the FDP for Worthington Greens Lot 14; Section 2 provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: Lyn Lanham
AFK/LL: CM

W:\DEVREVW\6-304.doc

Robert L Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt Governor*

State Highway Administration
Driven to Excel
Maryland Department of Transportation

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 12.16.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 304 JMP

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. A. Gredl

Steven D. Foster, Chief
Engineering Access Permits Division

Site

refuse
a
ts

PAVING

BETTY LOU WHILDON
#2706 BAUBLITZ RD.
5131 / 382
04-23-03 89
R.C.-5

BETTY PHYLLIS BECK
#2721 BAUBLITZ RD.
6921 / 337
04-02-021275
R.C.-5

ROBERT G. JOHNSTON

PLACIDE
(21 / 34)

WORTHIN
SE
(S.

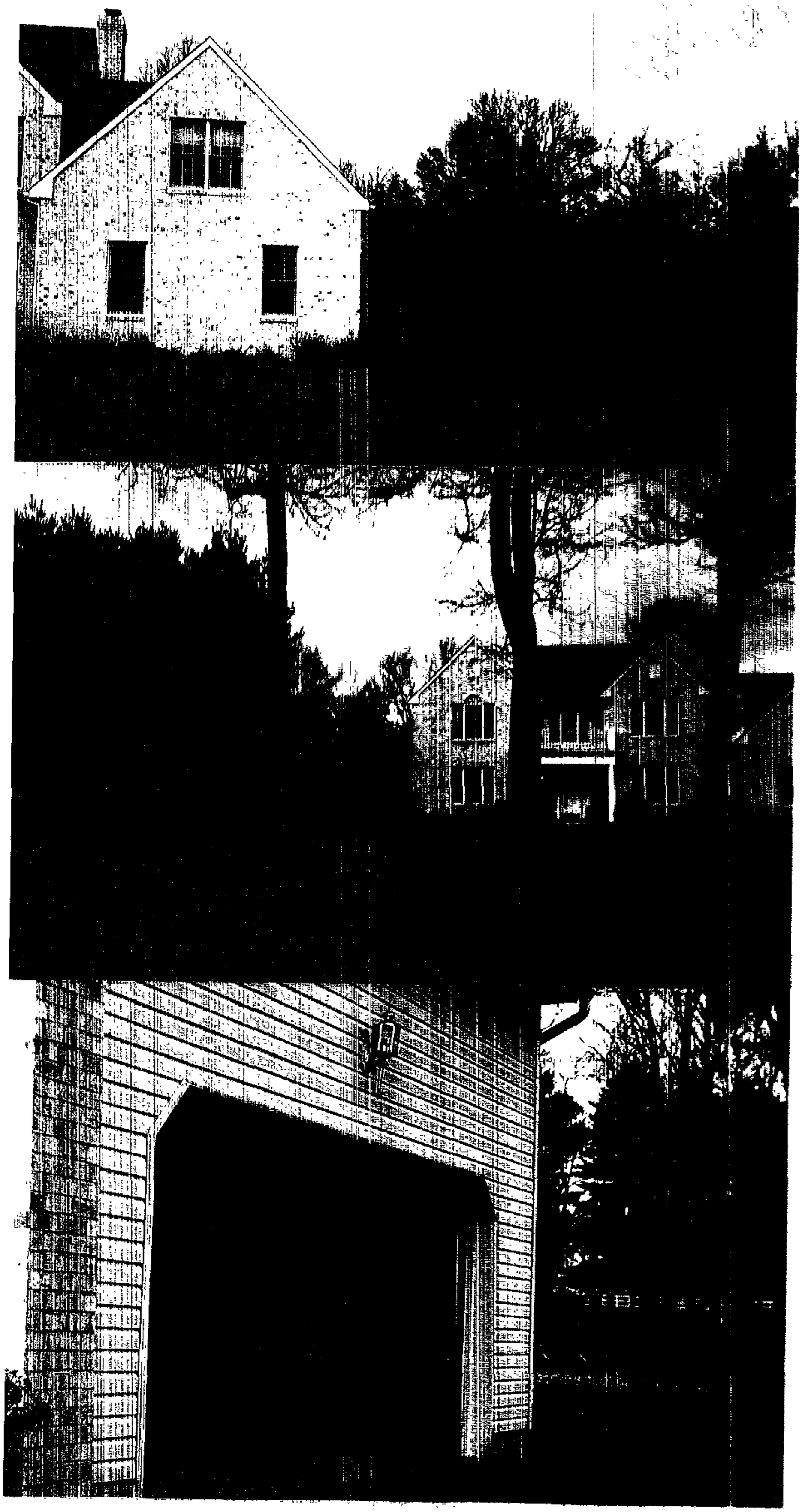
EX. 10' DRAINAGE & UTILITY EASEMENT

N 71° 49' 57" E 147.86'
S 03° 49' 31" E
N 186° 07' 07" E
S 87° 17' 55" E 228.09'
SEE DETAIL
600.33'
110.33'
250.67'
279.00'
249.81'
70.00'
179.81'
226.08'
165.55'
114.57'
24.16'
50' (TYP.)
MBSL
CcB2
GcB2
GnA
PINES
VA
LIM
FOREST
1.194 Ac.±
1.084 Ac.±
1.447 Ac.±
1.532 Ac.±
2.148 Ac.±
RCEL 'B'
9 Ac.±
1,118.70'
559

Sheet 2 of 2

06-304-A

1



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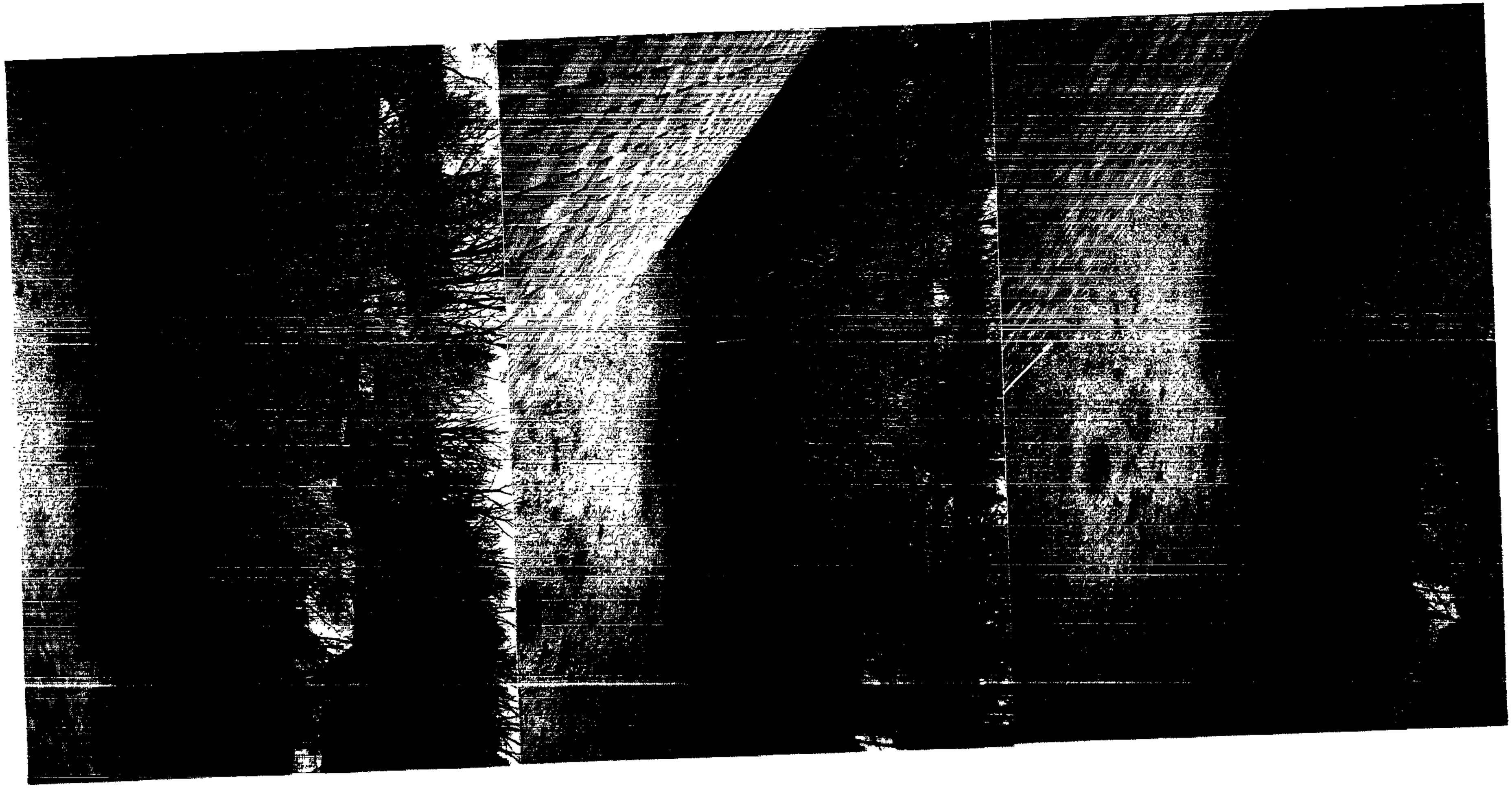

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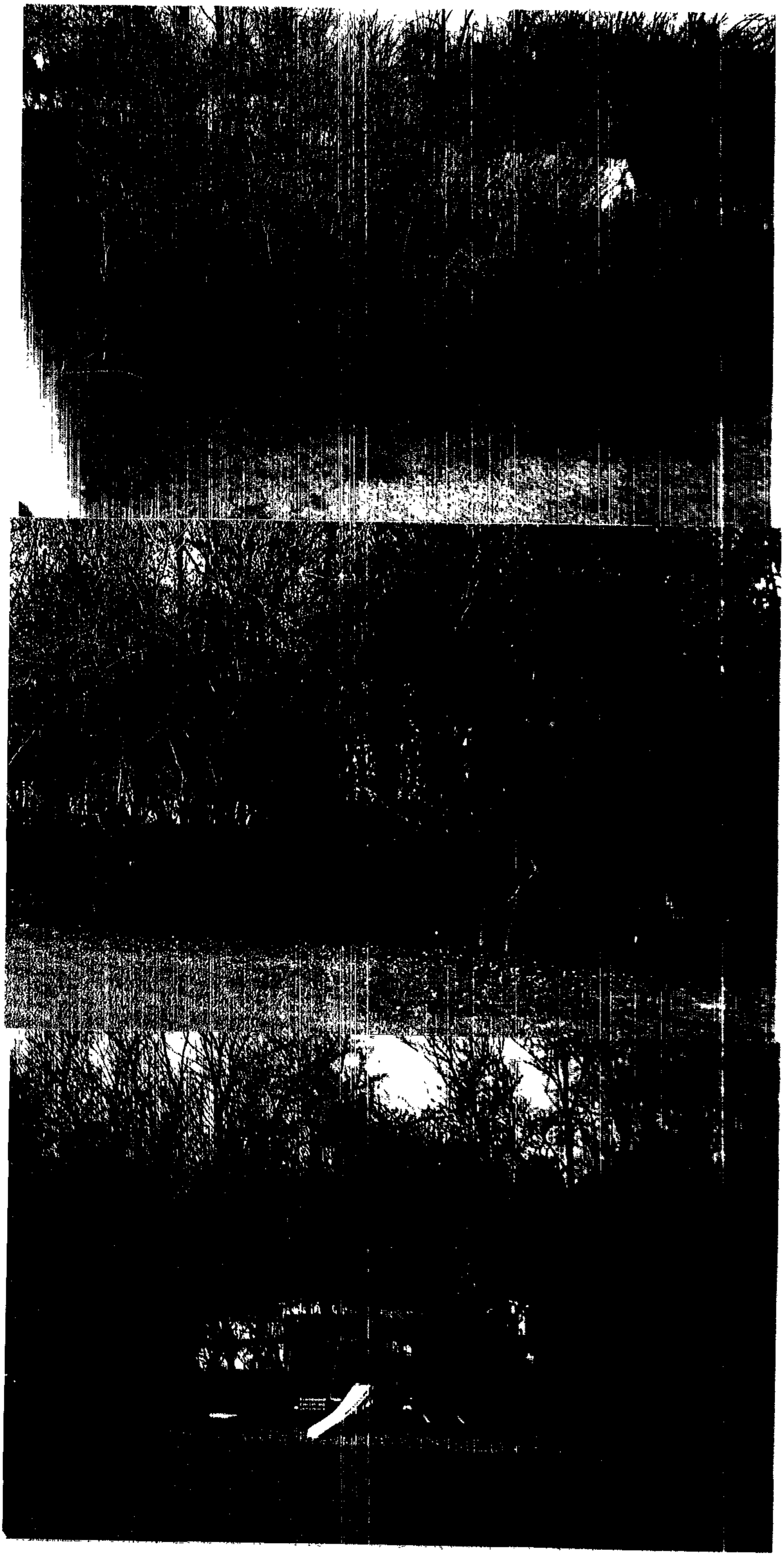
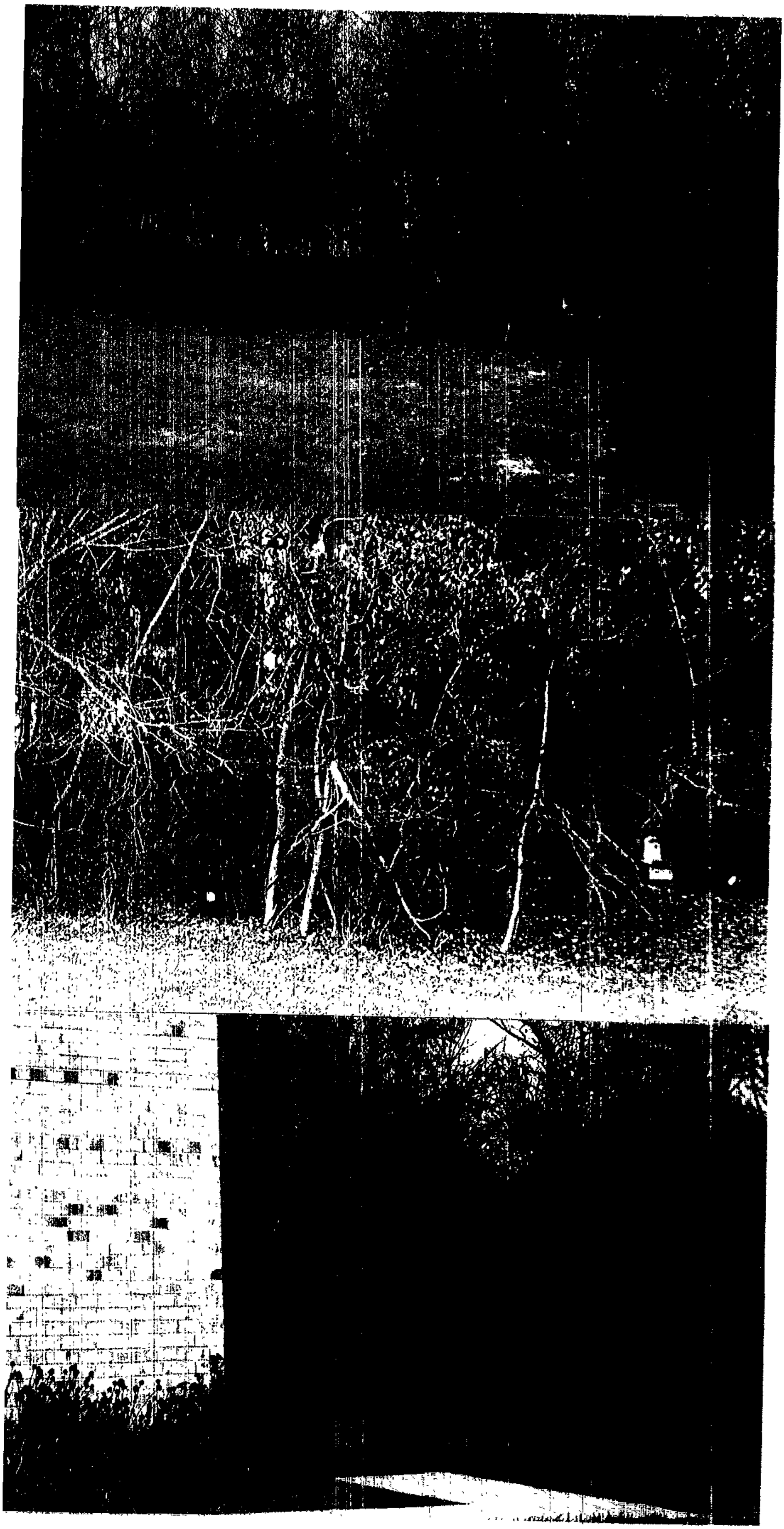




Photograph key:

numbers in this photo are for the individual 4 x 6 photos included.

06-304-A

GENERAL NOTES

1. The developer shall comply with the regulations in Comar 10.18.06.03D, as the same concerns dust generation and control thereof.
2. Areas between the site line and curb line must be cleared, graded, and kept free of obstructions.
3. 25% of the wells to be drilled prior to record plat.
4. This site lies within councilmanic district No. 3.
5. This site lies within census tract: 4049.
6. This site lies within watershed No. 11.
7. This site lies within subwatershed No. 66.
8. Topography: Existing grades shown are based on Baltimore County Photogrammetric Map, sheet 16 G.
9. Average daily trips: 19 Lots x 12.4 = 162 (shown thusly (162))
10. Existing structures to be removed.
11. Existing vegetation consists of meadow and some stands of trees (Evergreens and Hardwoods).
12. There are no above or underground chemical or petroleum storage tanks within 200' feet of the property, to the best of our knowledge.
13. No more than 15% of any lot may be covered by buildings.
14. Open space is not required for this subdivision.
15. Landscaping calculations = 1 tree/20 feet of 4% = 930 LF/20 = 47 trees.
16. To the best of our knowledge there are no historical areas, critical areas, archaeological sites, or hazardous materials known to exist on this site.
17. Lots shown hereon are for single family use and will be offered for sale.
18. ~~Tract "A" shall be sold to the owners of the Worthington Valley Country Club. It is not currently approved as a building lot. Tract "A" shall not be utilized as a golf course unless specifically approved by the Zoning Office. The Worthington Valley Country Club is currently under a special permit (case #3509-S) for use as a golf course. Tract "A" was not calculated into the density of this subdivision.~~
19. Panhandle maintenance agreements shall be recorded prior to the issuance of building permits for Lots 17, 18, 19, & 20.
20. A waiver of storm water management was granted August 5, 1988 and reapproved January 9, 1991. Water quality for impervious areas on Lots 10, 11, 12, 17, 18, 19 & 20, and the panhandle drive shall be provided by the 1,000 feet ± of overland flow to the receiving waters.
21. Baublitz Road is county maintained for 0.88 miles, from 722 Greenspring Avenue to 439 Dover Road.
22. This property is within an area of critical state concern regarding the potential as a groundwater problem area.
23. Fort Garrison Elementary School district: School capacity - 358, 1989 enrollment 431, pupil yield - 3.
24. ACCESSORY STRUCTURE NOTE

    1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
    2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
25. ZONING COMMISSIONER'S NOTE

    This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
26. CRG PLAN NOTE

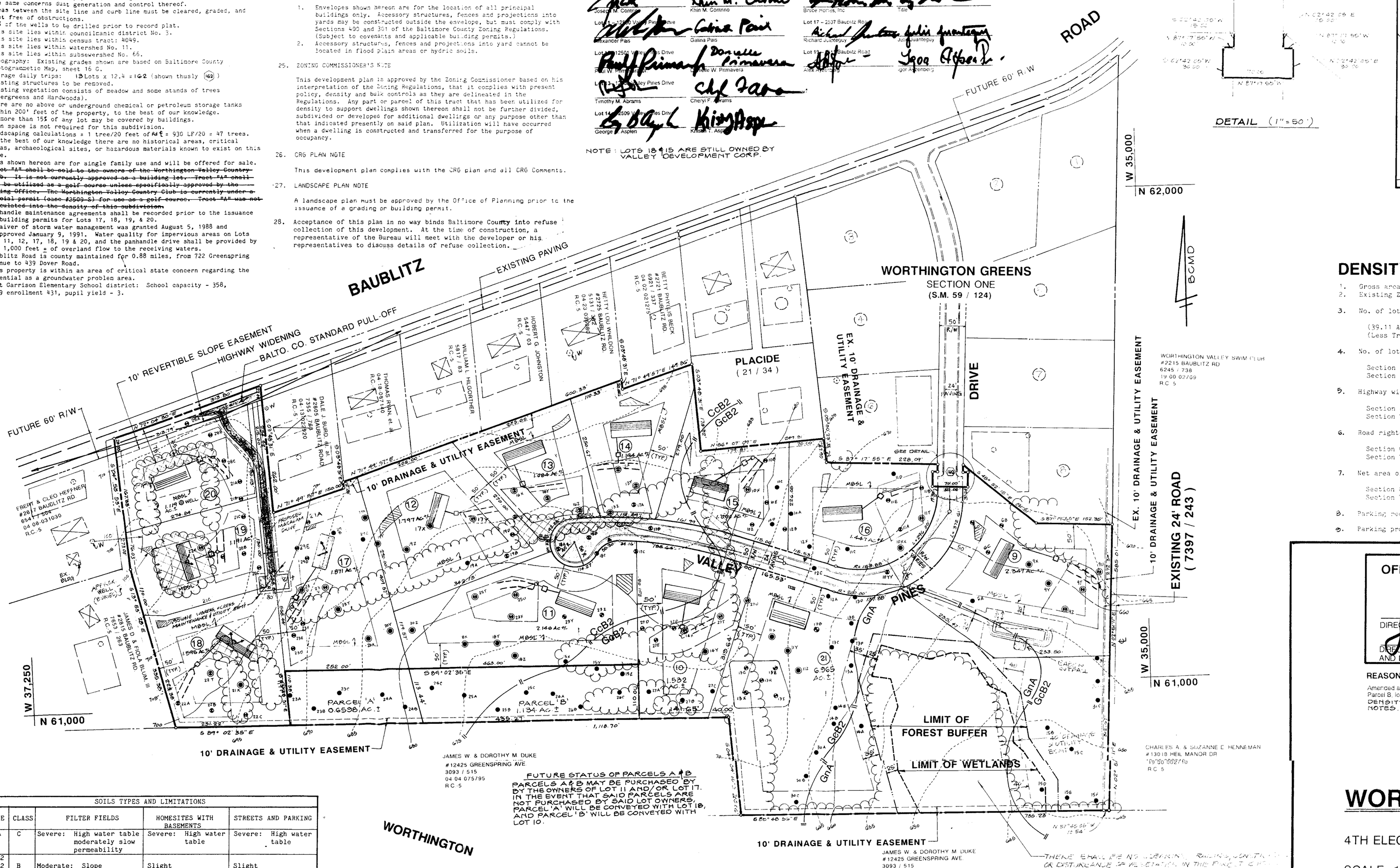
    This development plan complies with the CRG plan and all CRG Comments.
27. LANDSCAPE PLAN NOTE

    A landscape plan must be approved by the Office of Planning prior to the issuance of a grading or building permit.
28. Acceptance of this plan in no way binds Baltimore County into refuse collection of this development. At the time of construction, a representative of the Bureau will meet with the developer or his representatives to discuss details of refuse collection.

FIRST AMENDMENT
Owner's Signatures WITHIN 300' OF CHANGES

Lot 9 – 12516 Valley Pines Drive	
Joseph M. Contino	Khin M. Contino
Lot 10 – 12500 Valley Pines Drive	
Alexander Pais	Galina Pais
Lot 11 – 12500 Valley Pines Drive	
Peter W. Primavera	Danielle Primavera
Lot 13 – 12504 Valley Pines Drive	
Timothy M. Abrams	Cheryl F. Abrams
Lot 14 – 12509 Valley Pines Drive	
George J. Aspden	Kristen T. Aspden
Lot 16 – 12517 Valley Pines Drive	
Blaise Horres, Inc	Title
Lot 17 – 2537 Baublitz Road	
Richard Juanteguy	Julie Juanteguy
Lot 18 – 2531 Baublitz Road	
Alex Arbenberg	Igor Arbenberg

NOTE: LOTS 18 & 19 ARE STILL OWNED BY VALLEY DEVELOPMENT CORP.

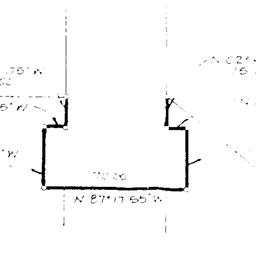


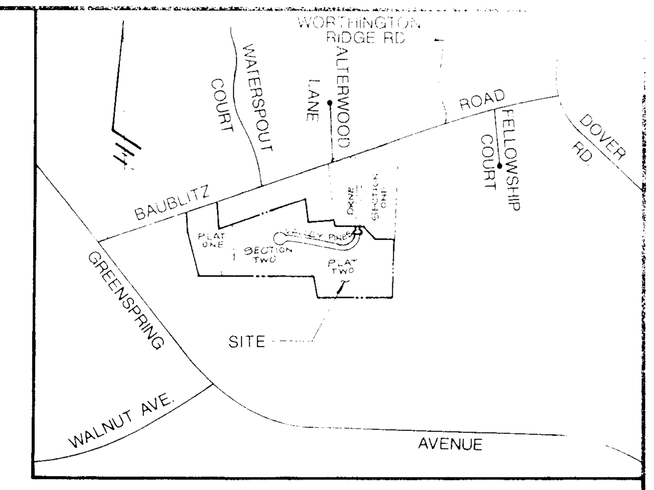
FUTURE STATUS OF PARCELS A & B

PARCELS A & B MAY BE PURCHASED BY BY THE OWNERS OF LOT 11 AND/OR LOT 17. IN THE EVENT THAT SAID PARCELS ARE NOT PURCHASED BY SAID LOT OWNERS, PARCEL 'A' WILL BE CONVEYED WITH LOT 18, AND PARCEL 'B' WILL BE CONVEYED WITH LOT 10.

THERE SHALL BE NO CUTTING, RAKING, ON THE OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.

RESTRICTIVE COVENANT: GOVERNING THE USE OF THE FOREST BUFFER SHALL BE RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AT THE TIME OF THE PLAT RECORDATION. THESE COVENANTS SHALL RUN WITH THE LAND AND CONTINUE WITH PERPETUITY.





VICINITY MAP
SCALE: 1"=1000'

DENSITY NOTES

1. Gross area of site — 39.11 Ac. ±
2. Existing Zoning — RC-5
3. No. of lots allowed
   - (39.11 Ac.± X 0.667) — 26 Lots
   - (Less Tract "A" - 31.42 X 0.667) — 20 Lots
4. No. of lots proposed
   - Section One — 9 Lots
   - Section Two — 19 Lots + PARCELS A & B
5. Highway widening areas (Baublitz Road)
   - Section One — 0.57 Ac. ±
   - Section Two — 0.21 Ac. ±
6. Road right-of-way area (Valley Pines Drive)
   - Section One — 0.80 Ac. ±
   - Section Two — 0.92 Ac. ±
7. Net area of lots
   - Section One — [illegible] Ac. ±
   - Section Two — [illegible] Ac. ±
8. Parking required — [illegible]
9. Parking proposed — [illegible]

SOILS TYPES AND LIMITATIONS				
TYPE	CLASS	FILTER FIELDS	HOMESITES WITH BASEMENTS	STREETS AND PARKING
GnA	C	Severe: High water table moderately slow permeability	Severe: High water table	Severe: High water table
CoC2 CoB2 GoB2	B	Moderate: Slope	Slight	Slight

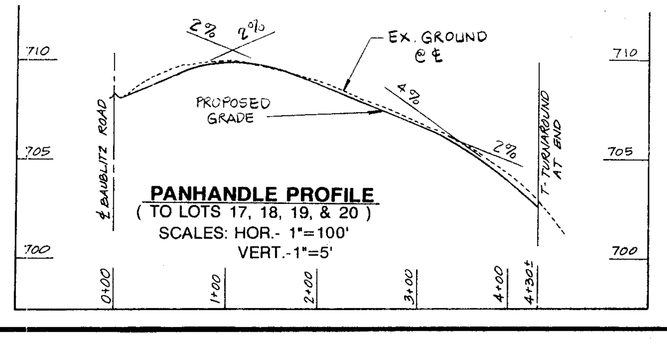
REVISIONS

DATE	REVISION
7/11/91	(1) ADDITION OF PROPOSED ROAD & NORTH ARROW TO VICINITY MAP, REVISED GENERAL NOTES 26 & 27, REMOVED TRACT 'A' FROM BOUNDARY OF PDP, ADDED MAXIMUM HEIGHT DETAIL; ADDED MISSING BEARINGS, REVISED WELL EASEMENTS ON LOTS 17-20, ADDED ALUMINUM WELLS ON BLKD & BLVD PROPERTIES, REVISED TRENCH LOCS PER HEALTH.

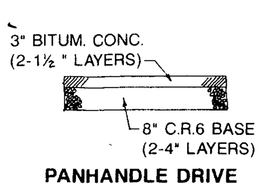
McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD — HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: LTB, MR
Drawn by: JGK, JDG
Checked by: JDG
Job Number: 89-18

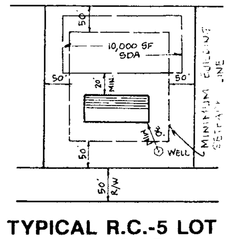
James W. McKee — Date
(Maryland Registered No. 9012)



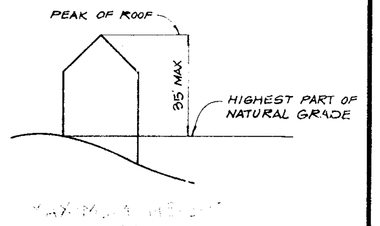
PANHANDLE PROFILE
(TO LOTS 17, 18, 19, & 20)
SCALES: HOR.- 1"=100'
VERT.-1"=5'



PANHANDLE DRIVE CROSS SECTION
(NO SCALE)



TYPICAL R.C.-5 LOT
(NO SCALE)



OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE 1/19/00
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE

REASON FOR FIRST AMENDMENT : 10 / 4 / 99

Amended as per DRC Case No. 091398. to re-subdivide Tract A and lot 13 into Parcel A, Parcel B, lot 19 and lot 21, TO INCLUDE TRACT 'A' INTO THE OVERALL DENSITY OF THIS SUBDIVISION, AND TO AMEND THE DENSITY NOTES.

FIRST AMENDED
FINAL DEVELOPMENT PLAN
SECTION TWO

WORTHINGTON GREENS

4TH ELECTION DISTRICT — BALTIMORE CO., MD

SCALE: 1" = 100' — AUGUST 14, 1990

(DATE OF C.R.G. PLAN APPROVAL: 1/ 17/ 91)
REV. JULY 11, 1991
REV. DEC. 9, 1999

OWNER / DEVELOPER
VALLEY DEVELOPMENT CORPORATION
1534 TAYLOR AVENUE
BALTO. MD 21234
(301) 668-6545

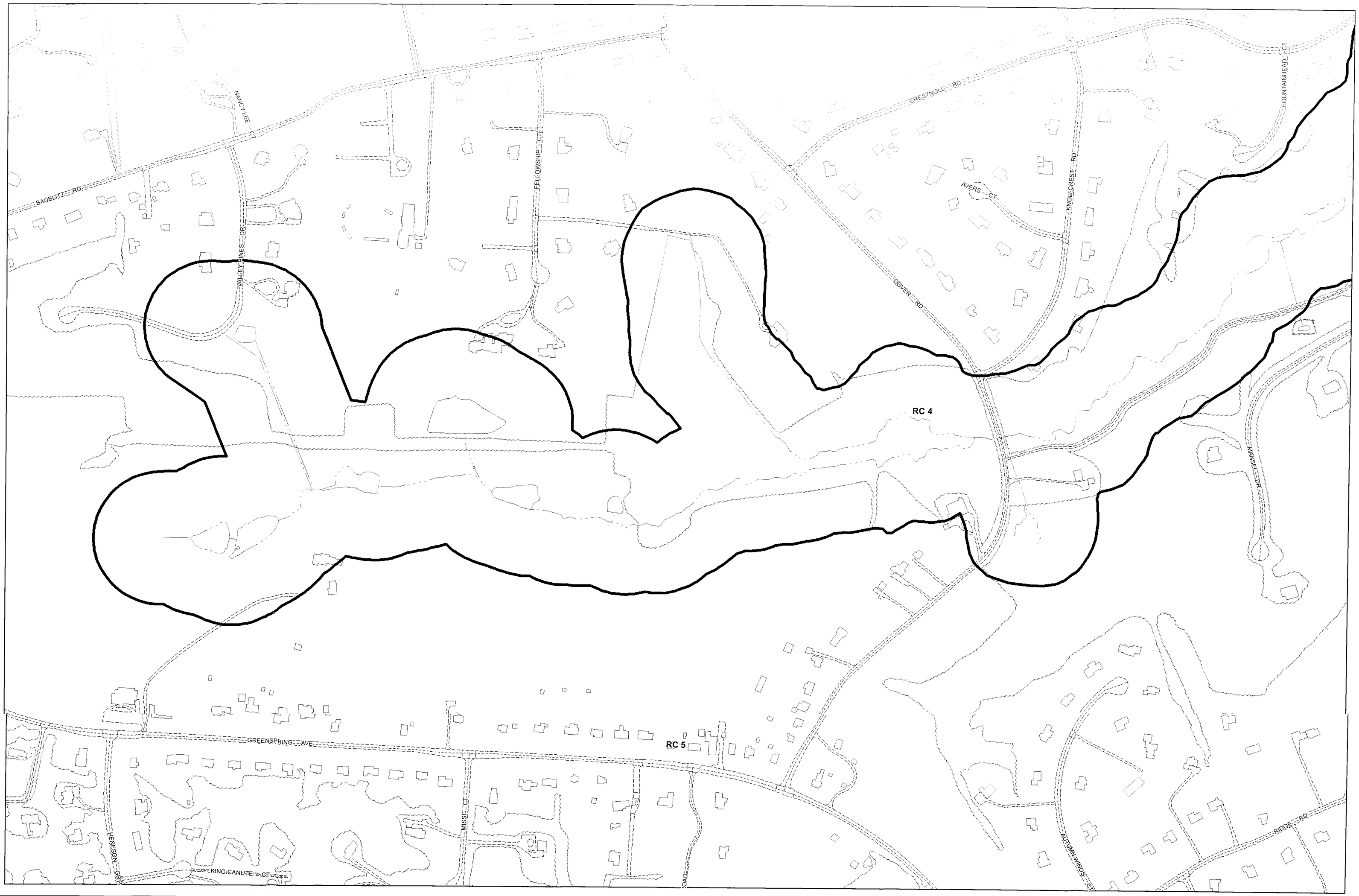
RECEIVED
DEVELOPMENT MANAGEMENT

DEED REFERENCE: 7397 / 243
PROPERTY ACCT. Nos.- 04-13-001430
04-04-075796

PUBLIC SERVICES No.- 90208 — PLANNING No.- [illegible]

TO FILE

CC-324-A



Plan Sheet: *050A2*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

049B1	049C1	050A1	050B1	050C1
049B2	049C2	050A2	050B2	050C2
049B3	049C3	050A3	050B3	050C3

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

6-304-A